

**MINUTES
CITY OF HELOTES
PLANNING AND ZONING COMMISSION**

The City of Helotes Planning and Zoning Commission met for a regular meeting on October 2, 2018 at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes Texas. This was an open meeting subject to the open meeting laws of the State of Texas.

Commission Members

Present: Gregg Michel, Chair
Jason Wightman, Vice Chair
Ron Hozza, Secretary
Mario Rios
Richard Hawk
Mike McGlothing

Absent: Jeff Wade
Joe Edmond

Council members/staff present: Rick Schroder, City Administrator
Alex Blue, Council Member

1. Call to order.

Chair Michel called the meeting to order at 7:00 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

OPEN SESSION:

3. Citizens to be heard.

No one signed up to speak on this item.

COUNCIL LIAISON REPORT:

4. Update on the following (Council Member Blue):

- **Change in zoning from Pre-Development District (PD) to Single-Family Residential District (R-1) for 57.531 acres of newly annexed properties on Galm Road;**
- **Variance for wall signage for a FedEx Office located inside Wal-Mart at 12550 Leslie Road; and**
- **Master Sign Plan for Helotes Point Retail Center, a multi-tenant shopping center, located at 12510 Bandera Road.**

On September 4, 2018 the Planning & Zoning Commission recommended approval of the aforementioned items. Council Member Blue reported that on September 13, 2018, the City Council agreed with the Commission's recommendations and all items were approved.

ITEMS FOR INDIVIDUAL CONSIDERATION (5 - 6):

5. Approval of the minutes of the Regular Meeting of the Planning and Zoning Commission dated September 4, 2018. (Approval Item; Staff)

Motion was made by Commissioner Wightman, second by Commissioner McGlothing, to approve the minutes as submitted.

Motion to approve carried unanimously.

6. Discussion of and action on a request by Alamo Sign Solutions for approval of wall signage pursuant to Municipal Code of Ordinances Chapter 66 Signs, Section 66-51 Commercial Signs: Projecting, Wall and Hanging, or In or On Windows for Take 5 Oil Change, located at 12266 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 239599. (Recommendation Item; Applicant)

The Commission agreed with Staff's recommendation that the "oil can" logo and the "Drive Thru Oil Change" text constitute one (1) sign and is therefore in compliance with the Code requirement of having one sign per street or pedestrian way which the building faces.

Discussion centered around the proposed red striping on all sides of the building. The consensus of the Commission was that the red color is not keeping with the Hill County aesthetic and preferred that the striping be completely eliminated on all sides. If the striping could not be eliminated on the front of the building, the preference was to change the color to a more muted red and / or reduce the length of the striping.

Motion was made by Commissioner McGlothing, second by Commissioner Wightman, to recommend approval of a request by Alamo Sign Solutions for wall signage for Take 5 Oil Change, with the stipulation that the red striping be eliminated from the rear and both sides of the building and that the red stripe on the front of the building be reduced in length by 25%.

Motion to approve carried: 3 Ayes – Commissioner Wightman, Commissioner Hozza and Commissioner McGlothing; 2 Nays – Commissioner Rios and Commissioner Hawk.

Adjourn.

Motion was made by Commissioner Hozza, second by Commissioner McGlothing, to adjourn the meeting at 7:42 pm. Motion to approve carried unanimously.

Respectfully submitted,


Gregg Michel, Chair

ATTEST:


Ren Hozza, Secretary

